



Trade &
Investment
Crown Lands

Meeting Minutes

Patonga Crown Reserves and Dark Corner Cottages Plan of Management

Community Reference Panel (CRP) Meeting 8

Thursday 19 February 2015

1.00 - 4.00pm

Patonga Progress Hall

Present:

CRP Member	Initials	Representing
Rob Micheli	RM	Crown Lands
Chris Redman	CR	Gosford City Council
Kim Radford	KR	Gosford City Council
Gail Thompson	GT	Gosford City Council (Minutes)
Andrew Minto	AM	Patonga Beach Progress Association
Philip Doughty	PD	Patonga Beach Progress Association
Dain Simpson	DS	Patonga Community
Mark Zwan	MZ	Patonga Community

Apologies:

Stewart Veitch, Crown Lands

The Minutes from the last meeting were discussed, these were accepted and final minutes posted on Council website

1. Matters arising from the Minutes dated 11 December 2014.

- a. **(Item 6.3) Council to revise concept plan of 7006 and provide some guiding principles for future development taking into account potential lost income from proposed reconfigurations and options to balance shortfalls.**

CR advised that plans will not be developed as the challenge with concept plans is the cost (\$10 - \$30k) is high. He cannot justify spending community money without consultation and some reasonable levels of feedback from the community in terms of what they believe is suitable for the balance land. He is ready, willing and able to talk with the group.

AM advised that the community had reviewed the issues as previously discussed (per letter from DS 16/2). It is the community view that the area is to remain a low key camping area absent an alternate scheme/proposal being put forward by Council.

CR – Advised that “low key” as a definition provided nothing for him to go on. The local community is asking to take something currently being used by the greater community to provide funding for the greater community needs. What the local community wants will also affect the sustainability of the camp ground. So the local community must advise in some reasonable detail what it can offer the greater community in return, by way of certainty on the remaining land, for the concessions it seeks.

AM stated Council has occupied land that belonged to the community. The CRP had agreed Council would put forward a concept plan for the community to consider and that it was not appropriate to link the delivery of the land with development on the remainder of 7006.

PD (advised that following a meeting with the Minister's Office) the Minister's Office advice was the panel revisit the issue of including the plan the community has for the camping area into the POM. Reason being that it is intrinsic to the proper and sympathetic development of the village as a whole. The advice also agreed on the boundary issue, (i.e. the previous decision on the common boundary for the camping area is to remain as agreed in 2013).

PD stated that the community submission explained the concept of a low key camping area and should as Ministers' office had advised be included in the PoM. The community saw that a two year time frame would be reasonable for the implementation of the plan

RM stated that advice he had received coming from the Minister's Office was that the caravan and camping ground needs to be maintained as a viable and sustainable business and any proposed changes to its operations needed to be reasonable. Crown Lands has a duty to ensure that the camp ground helps Council to fund the open space obligations and risks at Patonga. The CRP needs to focus on the key principles it would like to see incorporated into the plan to address the current issues such as controlling and managing antisocial behaviour, parking etc.

KR raised that the boundary (line marked onsite) between 7006 and 7004 was on the creek side of the road (Patonga St), and as a result the foreshore did not have vehicular access to 7004. It was confirmed onsite that the community desired the road and the "memorial grove" (from 7006) to be managed in line with the foreshore recreation area of 7004. Community reps commented that providing this happened it would be happy for Council to manage what happened in the camping area as long as it stayed within the balance of the boundary of 7006. KR questioned that if this position had changed, what benefits was Council getting for the loss of the camp ground land?

PD – on what council gets - The agreed boundary is not 30 meters as per the land assessment. Community have accepted the loss of width of the reserve.

RM referred to the Land Assessment as being an 18 year old document which was outdated as it had a shelf life of 5 years and was superseded by the current planning process. He advised that the document's role was to determine land capability and suitability analysis at the time of release and would be of limited value in the current planning process.

AM said there hasn't been a revised land assessment to work with other than the legislative controls that apply today.

RM added that the land assessment contains a statement of land capability and suitability analysis used for the issuing of licences, leases or reservation actions and advised that the land assessment made recommendations beyond its purpose.

AM acknowledged that the goal posts have moved and advised that prior to their being any decisions made on the expansion or intensification of the caravan and camping area that a revised detailed assessment of the constraints and opportunities applicable to the site having regard to current legislative controls needs to be undertaken.

PD – Advised he had discussed the history of land assessment with RM's Director (Nov 2013) and after that discussion the Director advised that the document was still relevant to the process and should be used as a reference in the community submission. PD also stated that the community would not have made the current submission without this advice.

RM - advised following discussions with Director earlier today he did not believe that to be the case and reiterated that this document was outdated and of limited value.

CR - Willing and able to work with you, want reasonable feedback from community in terms of the sites that would be lost and how we compensate the loss.

PD Commented that the Council was as far back as 1997 the facility was not financially viable.

PD advised that Paul Anderson, CEO of Gosford City Council attended the 7 February Patonga Progress Association meeting (approx 80 – 90 attendees) who advised that the priority in the first instance was identifying the use of the land, prior to assessing its capability.

PD commented that the Council was trying to paint the community into a corner by expecting them, to compromise without offering any proposals themselves.

PD advised that the way ahead was to include the community submission in the POM. This would then establish the suitable use of the land.

CR requested that the community in the coming month needed to provide feedback on what elements would form a low key campground, with the document being given and accepted in good faith and not binding.

AM disagreed with this statement (non - binding) and said that it will be the community's view of what they want to see onsite.

MZ said it had to be in keeping with the area's character.

DS advised they had this information already, caravans and camping only and no formal discussions on cabins had taken place and added that the way forward was to include the community's submission in the POM.

CR stated we need to look at the micro and macro community issues to get clarity on the way forward.

PD disagreed. He said we need to think about this village - any macro planning should apply to the whole village not just the pimple on the end. It needs to be looked at as an isolated community with one road in. Then look at the macro outside of the village. PD Stated that Council records are available which defines the character and values of the Village.

CR mentioned that by the community providing their view on low key camp ground with a general idea of scale would be a good step and that he will work with the community on this in good faith and of course consult with the Crown as required. CR repeated that he cannot justify the use of community funds without the feedback he is requesting.

DS mentioned that the community would object to any form of leasing or commercialisation of the site.

DS read out community submission numbers and KR reminded the committee that the votes were based on the draft plan they were commenting on, however, views may be different now with the changes to the foreshore access etc.

RM reminded the committee that the plan needs to focus on the guiding principles and not prescriptive details to allow issues to be managed as they arise without the need to go back to change the plan. E.g. rather than saying a boom gate would be provided, action would be to address site security and access issues.

MZ asked CR to clarify the opening statement that he made in terms of boundary re-alignment.

CR said at face value that defining a time period may be difficult. CR confirmed that it must be a mutually beneficial outcome which is both financially and environmentally sustainable.

DS said there were alternative options for the site and different ways of managing the caravan park, for example reducing sites and increasing rates reflecting the quality of the location for camping.

AM said that Council should be proposing the solution, not the community.

CR mentioned that the costs of planning and assessments for this cannot be justified without parameters.

RM redirected the meeting to discuss the actual principles that we are trying to achieve and how we get there.

Some discussion took place on the issues in providing a concept for the community to comment on. During this discussion, KR referred to a preliminary sketching that her section had previously been working in order to try and develop some concepts for consideration when the PC&CA was under their jurisdiction. KR added that it was not a simple exercise to just mark sites on a plan as there are many other factors involved and there wasn't any consideration of costings, numbers etc associated with the sketch and it was discontinued.

Action - The community to provide detail on the community's definition of what constitutes low key camping and what they consider to be acceptable in the park.

b. (Item 6.4) Crown Lands to provide an overview of future management options for tennis courts.

RM provided draft options for the tennis courts for consideration and comment by CRP. KR added that Council can't issue a licence until appointed trust manager.

Action: RM to redraft and resend with minutes – See Attachment 1.

Council is trustee for all Crown reserves in Patonga except the Tennis Court, Dark Corner Cottage Reserve, EWMO, RFS station and Community Hall.

DS advised Community in principle is willing to take the tennis courts on. He will now take back the additional information provided by Crown Lands.

c. (Item 6.7) Crown Lands to prepare Draft Management Action Tables for circulation at next CRP Meeting.

RM apologised that this had not been done yet. DS raised that it is best we move on to the new draft PoM format and address when we get to the review of that section. All agreed.

Action: RM to ask Terras to provide the document in word format.

d. (Item 7.1) Council to update website with re-issued minutes.

PD stated that he was happy with the minutes that are on the website. No further action.

e. (Item 7.2) DS to include matter relating to "road crossing in front of the wharf" in community members response to review of working draft plan.

DS confirmed that they will look at this during the review of the document. No further action.

f. (Item 7.4) CRP to review the first three sections of the revised draft plan and provide feedback to RM in suggested template format.

KR asked for deletion of Section 3.6 as the PoM does not apply as it is only relevant to council owned land. The panel agreed to delete.

Action: Council and Crown Lands to review the comments from the community for next meeting due to having only received documentation the evening before.

g. (Item 7.5) CRP to review Precincts G and I for discussion at next meeting.

KR shared the response to DS email in relation to usage of EWMO - confirmation given that the Southern Spirit Under 11's use the oval as their home ground. Confirmation was also given that the clubs (Woy Woy and Umina Cricket) did not merge due to a shortage of grounds available, but due to dwindling member numbers.

The group discussed the community's desire for the oval to remain as casual / informal sporting use and highlighted that the wicket is to be kept.

Council could not guarantee the wicket would be replaced if vandalised or renewal required if it was not a sporting field for this purpose.

Action: Community to send a feedback on Precincts G and I.

2. General Business

a. Review Dain Simpson's email of 16-2-15 relating to Precinct G – Caravan & Camping Area.

Action: Gosford City Council and Crown Lands to review the comments from the community for next meeting due to having only received documentation the evening before.

b. General questions or additional items - around the table.

RM respectfully asked that the community take on board his comments in relation to the land assessment as other more recent information could be provided that would have greater relevance and benefit to discussions.

DS advised that photos have been taken for the new PoM. Captions will be placed with the photographs and provided to the committee for consideration. **Action:** DS to provide captioned photos.

PD mentioned that the committee would like more information in relation to the proposed playground. **Action:** KR will provide the approximate size and other information for both playground sites.

PD mentioned Dark Corner and questioned what the status of the Conservation Management Plan was. RM advised that the CMP stands alone and is an operating and reference document for any renovations, developments etc. to cottage precinct. Originally the CMP and the PC&CA PoM were included for ease of reference. All tenures for the cottages will be put on hold until PoM is finalised.

DS requested clarification was the PC&CA POM going to be an attachment in the redrafted PoM. KR and RM confirmed that it would now be obsolete and planning streamlined into the one document.

DS requested a summary of what is now requested from the community. It was agreed the community is to provide details on their view of low key camping and present this information to CRP. Council then needs to determine whether it is possible to work within the parameters provided.

DS asked, If this was then defined with some level of agreement would it be included in the PoM.

CR – The aim would be to achieve this if possible.

PD - stated that the community are seeking finalisation of the matter.

Action: Community Reps will provide information on the low key camping and aim to meet with CR to discuss prior to next meeting.

3. Close

The meeting was closed at 2.38pm

The next meeting will be held from 12 noon until 3.30pm, Thursday, 19 March 2015 at Gosford Council Office.

Action Table

Meeting & action number	Item number (from Minutes)	Issue	Responsibility	Completion Target	Completion Date
6.1	1. c)	Council to acknowledge receipt of community letter of 24/1/14 regarding consultation for traffic and parking study for Patonga.	KR	3/4/14	3/4/14
6.2	1. d)	Community to revise 'Patonga Parking Proposal' diagram to address items raised in Minutes.	AM DS MZ PD	3/4/14	3/4/14
6.3	1. d)	Council to revise concept plan of 7006 and provide some guiding principles for future development taking into account potential lost income from proposed reconfigurations and options to balance shortfalls.	KR	3/4/14 (discussions to take place in meeting 19/2/15)	Matter now taken over by other actions
6.4	1. e)	Crown Lands to provide an overview of future management options for tennis courts.	SV	3/4/14 (extended to 19/2/15)	19/2/15
6.6	2. a)	PD/AM will email the Word document to Crown Lands relating to merged actions from the PCCA Plan of Management and actions from a site-wide perspective.	AM	3/4/14	3/4/14

6.7	2. d)	Crown Lands to prepare Draft Management Action Tables for circulation at next CRP Meeting.	SV RM	3/4/14 (This will now be within working draft plan – all precincts excluding C & H – by 19/2/15).	New plan format to now be used and will be actioned with review of relevant sections
6.10		Council to load Minutes onto Council website.	KB	28/3/14	28/3/14
7.1	1	Matters arising from the Minutes dated 20 Feb 2014 - PD said on Page 3, the red highlighted area, first paragraph, the text should read, "PD requested that the community submission on the PCCA be resubmitted to the April meeting for further discussion." Re-issue minutes to be updated on website.	RM (reissue amended minutes) KB/KR (Update website)	19/12/14 23/1/15	19/12/14
7.2	1	Matters arising from the Minutes dated 20 Feb 2014 - DS said the last paragraph under 2 b) "Dain Simpson's email of 17 January 2014", 'SV advised "road crossing in front of the wharf" will be removed', but it has not been removed.	DS (include this comment in Community members response to review of working draft plan)	TBA	19/12/14
7.3	1 & 2. d)	Matters arising from the Minutes dated 20 Feb 2014 - DS advised Crown Lands has not responded re the interim modified traffic changes. Crown Lands needs to respond to Council.	RM	19/12/14	18/12/14
7.4	2. c)	Review the first three sections and provide feedback to	Community Members	19/2/15	18/2/15

		RM.			
7.5	2. c)	Review Precincts G and I for discussion at next meeting.	All CRP	19/2/15	Matter now taken over by other actions
8.1	1. a)	The Association to provide detail on the community's definition of what constitutes low key camping and what they consider to be acceptable in the park.	Community Members	19/3/15	
8.2	1. b)	Redraft Tennis Court options summary and resend with minutes – See Attachment 1.	RM	5/3/15	5/3/15
8.3	1. c)	Terras to provide the document in word format.	RM	19/3/15	
8.4	1. f)	Council and Crown Lands to review the comments from the community on the first three sections of the plan.	Crown Lands Council	19/3/15	
8.5	1. g)	Community to send feedback on Precincts G and I	Community Members	19/3/15	
8.6	2. a)	Review Dain Simpson's email of 16-2-15 relating to Precinct G – Caravan & Camping Area.	Crown Lands Council	19/3/15	
8.7	2. b)	Provide captioned photos to CRP	DS	19/3/15	
8.8	2. b)	Provide the approximate size and other information for both playground sites.	KR	19/3/15	
8.9	2. b)	Community Reps will provide information on the low key camping and aim to meet with CR to discuss prior to next meeting.	Community Members	19/3/15	
8.10		Final Minutes to be placed on website	KR/GT	13/3/15	

Attachment 1:

Options for Tennis Courts – for CRP consideration and comment:

Current status: Reserve 73054 for Public Recreation (management devolves on Council under Section 48 *Local Government Act 1993*)

1. Retain status quo:

- Council unable to issue tenures over site unless appointed Trust Manager;
- Council not eligible to apply for Public Reserves Management Fund (PRMF) unless appointed Trust Manager;
- Other grant options may be available to Council?
- Court hire fees?
- Council needs to seek consent from Crown Lands to allocate surplus funds generated from caravan park to undertake maintenance or upgrade works.

2. Appoint Council as Trust Manager:

- Implementation of POM would be more straight forward for actions relating to tennis courts;
- Funds collected from court hire deposited into a Trust account for use on reserve at Trust's discretion;
- Council needs to seek consent from Crown Lands to allocate surplus funds generated from caravan park/other Crown Reserves to undertake maintenance or upgrade works.

3. Appoint Community Trust:

- Attach to Community Hall Trust? Otherwise a separate Trust would need to be appointed with 3-7 members - reappointed every five years.
- Community responsible for running and maintaining courts;
- Surplus caravan park funds may not be available for upgrade or maintenance works;
- Community Trust could apply for PRMF funding.